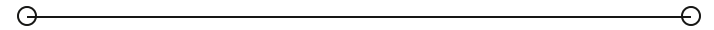


LEASE

Croskrey Plaza

460 KEENE ROAD SUITE B

Richland, WA 99352



PRESENTED BY:

JAMES WADE

Phone: 509.737.9429

james.wade@svn.com

SCOTT HOWELL

Phone: 509.379.3111

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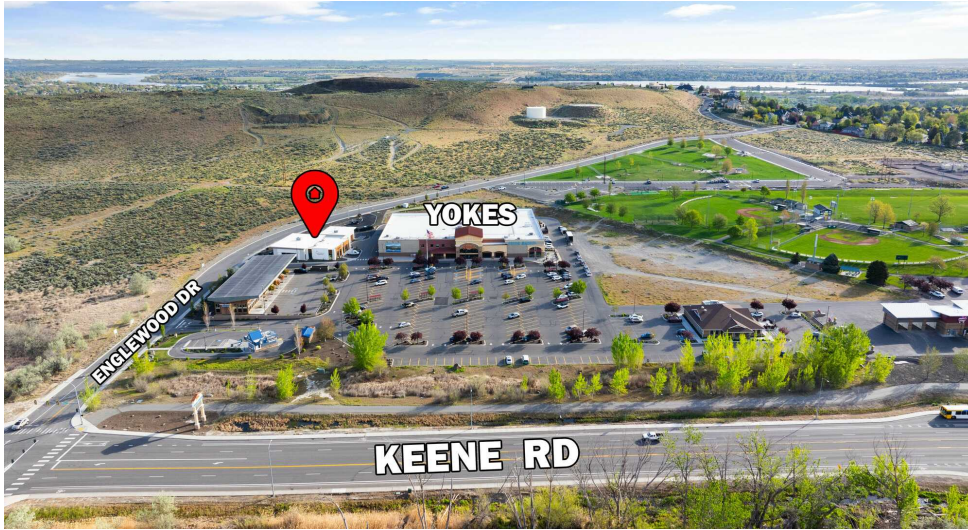
WOOD DR

KEENE RD

YOKES



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,516 SF
LOT SIZE:	0.89 Acres
BUILDING SIZE:	8,843 SF

PROPERTY DESCRIPTION

Class A New Building off Keene next to Yokes. Only two suites remain. Ample parking and the perfect site for office or retail. Design the perfect suite for your business. TI Allowance negotiable. Please reach out to LA for additional details.

PROPERTY HIGHLIGHTS

- Prime Pad Site
- One of Highest Income Per Household in Tri-Cities
- New Building; Design your new office/retail space
- NNN's Estimated at \$5.50 psqft

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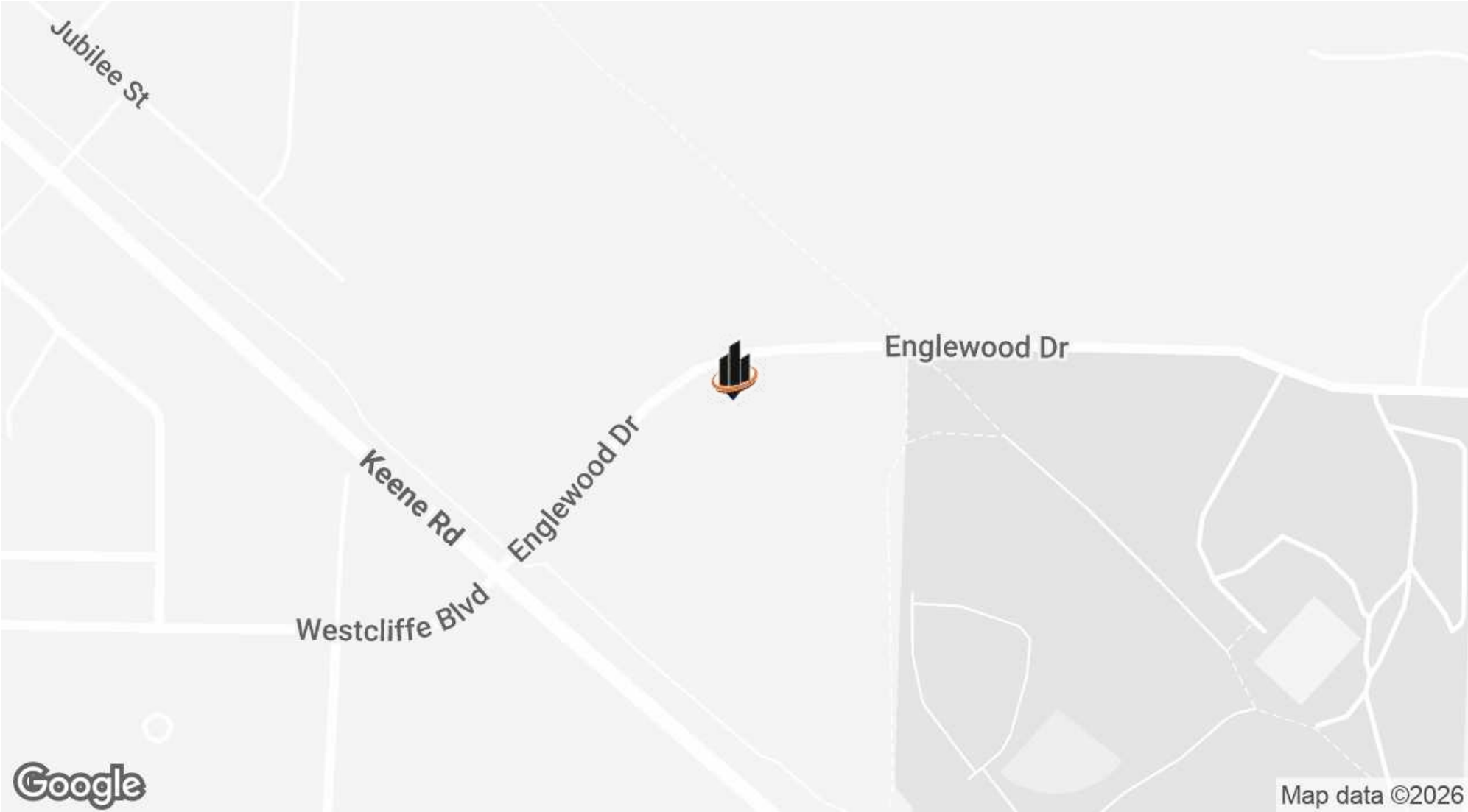
ADDITIONAL PHOTOS



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LOCATION MAP



JAMES WADE

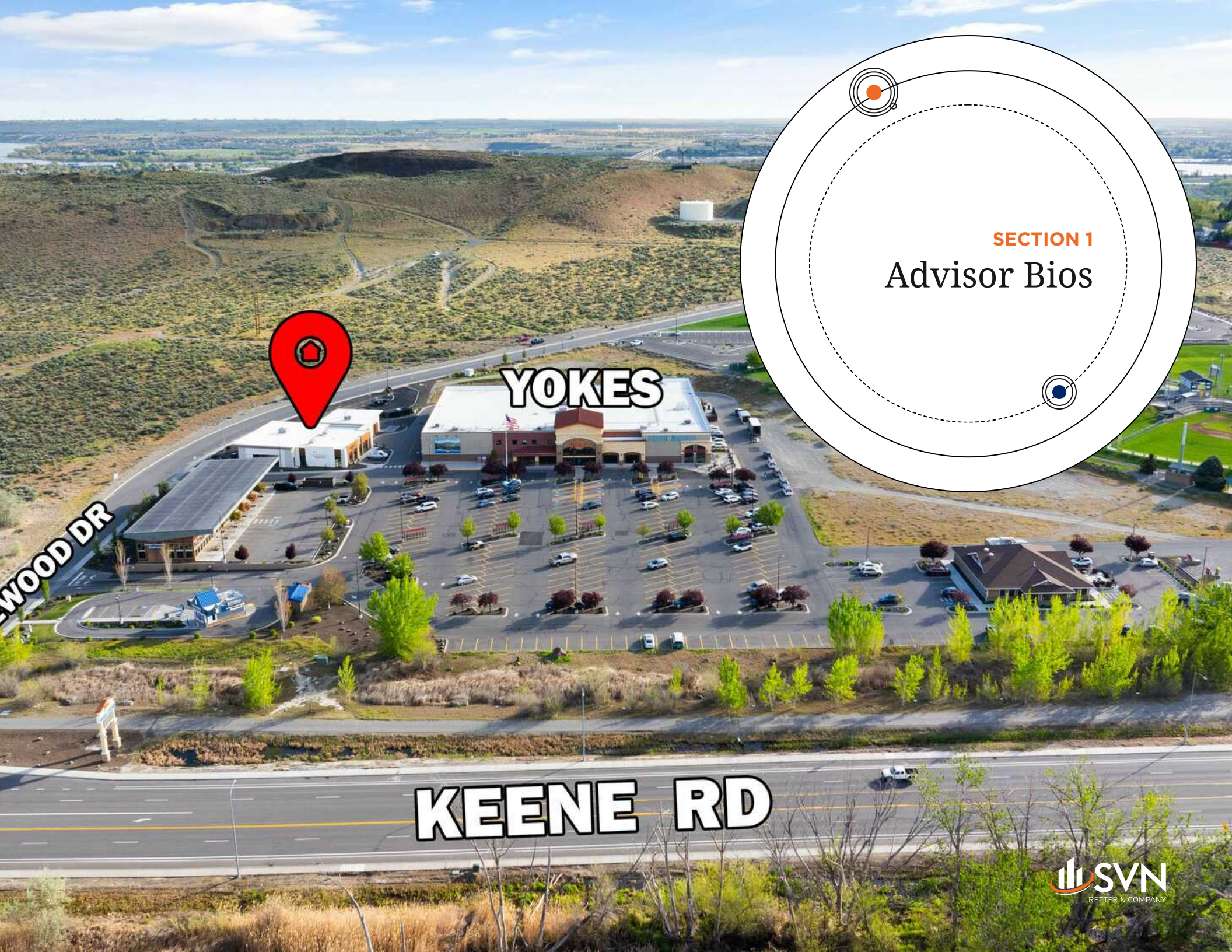
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WOOD DR



YOKES

KEENE RD



SECTION 1

Advisor Bios

ADVISOR BIO 1



JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

SVN | Retter & Company
329 N. Kellogg
Kennewick, WA 99336
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ADVISOR BIO 2



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: **509.379.3111** | Cell: **509.379.3111**

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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